

EXHIBIT 3

Prepared by and return to:

DOUGLAS C. ROLAND

Attorney at Law

BRICKLEMYER, SMOLKER & BOLVES, P.A.

500 E. Kennedy Boulevard, Suite 200

Tampa, FL 33602

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DOCSTPDEE 5,100.00 SURTX 3,825.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

(Space Above This Line For Recording Date)

Special Warranty Deed

This Special Warranty Deed made this 31st day of May, 2002 between FASTCO of Florida, Inc., a Florida corporation whose post office address is 12250 N.W. 28th Avenue, Miami, FL 33167 of the County of Miami-Dade, State of Florida, grantor*, and CPRT Land Holdings, Inc., a Florida corporation whose post office address is 5500 East 2nd Street, Benicia, CA 94510 of the County of Solano, State of California, grantee*.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 89, Third Addition to Seaboard Industrial Park Section 1-A, according to the map or plat thereof as recorded in Plat book 96, Page 6 of the Public Records of Dade County, Florida.

THIS CONVEYANCE is subject to (a) taxes and assessments for the year 2002 and subsequent years not yet due and payable; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (c) easements, conditions, restrictions, matters, limitations and reservations of record, if any, but this reference shall not operate to reimpose same.

and said grantor does hereby specially warrant the title to said land, and will defend the same against lawful claims of anyone claiming by, through or under said Grantor, but no others.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

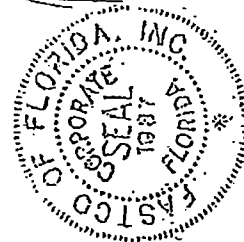
FASTCO of Florida, Inc.

By: Penni M. Parker
Penni M. Parker
Vice President

Witness Name: Eric Mortimer

Witness Name: Barbara Alberty

(Corporate Seal)



State of Florida
County of Dade

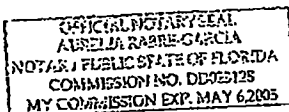
The foregoing instrument was acknowledged before me this 30th day of May, 2002 by Penni M. Parker, Vice President of FASTCO of Florida, Inc., on behalf of the corporation. She ☐ is personally known to me or (X) has produced a driver's license as identification.

(Notary Seal).

Aurelia Rabe-Garcia
Notary Public

Printed Name: Aurelia Rabe-Garcia

My Commission Expires: 5/6/05



RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

CPT000969
CONFIDENTIAL

DoubleTimeo

